


## **Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on February 10, 2021 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p style="text-align: center;"><b>Design and Historic Review Commission Agenda</b></p> <p style="text-align: center;"><i>City Hall Council Chambers One City Plaza</i></p> <p style="text-align: center;"><b>Wednesday, March 10, 2021, 4:00 p.m.</b></p>
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Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Design and Historic Review Commission will be conducted remotely through technological means.

***City Hall Council Chambers will be open with limited public access.***

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

February 10, 2021

### **ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION**

#### **HISTORIC DISTRICT:**

##### **PRELIMINARY REVIEWS**

**Lindsay Benacka, Arts and Culture Program Manager**, will present a proposal from the City of Yuma Division of Arts and Culture for a large-scale sculpture to be incorporated in the existing fountain structure located on the sidewalk in front of 224 S. Main Street in Historic Downtown Yuma. This will replace the recently-damaged fountain.

##### **CASES REQUIRING ACTION**

1. **DHRC-33871-2021:** This is a request by Pat Kelly of Westerner Products, on behalf of Gregory Torok, to install one 10' X 24' awning at the individually-listed property located at 268 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District.

#### **AESTHETIC OVERLAY:**

##### **PRELIMINARY REVIEWS**

None

##### **CASES REQUIRING ACTION**

None

#### **COMMISSION DISCUSSION**

None

#### **INFORMATION ITEMS**

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

None

2. National Heritage Area

3. Commission

4. Public - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

## ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

**Design and Historic Review Commission Meeting Minutes**  
**February 10, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, February 10, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Commissioners Chris Hamel, James Sheldahl, Juan Leal-Rubio and Amanda Coltman. Vice-Chairman Bill Moody and Commissioner Sandra Anthony were absent.

**STAFF MEMBERS** present included Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Jessenia Juarez, Administrative Assistant and Alex Marquez, Administrative Assistant.

**Chairman Rushin** called the meeting to order at 4:00 p.m. and noted there was a quorum present.

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**APPROVAL OF MINUTES**

January 27, 2021

**Motion by Leal-Rubio, second by Coltman to APPROVE the minutes of January 27, 2021. Motion carried unanimously (5-0) with two absent.**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.**

**DHRC-33515-2021:** *This is a request by Dahl, Robins and Associates, on behalf of Yuma Care, LLC, for aesthetic review of a new behavioral health facility on a vacant lot, located at the northwest corner of East 32<sup>nd</sup> Street and South Del Este Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

**Bob Blevins, Principal Planner** summarized the staff report, recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**MOTION**

**Motion by Hamel, second by Sheldahl, to APPROVE Case Number DHRC-33515-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.**

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**COMMISSION DISCUSSION**

**Bob Blevins, Principal Planner**, gave an Annual Report on DHRC Case Types.

**Commissioner Leal-Rubio** asked if the Staff had been made aware of any activity that takes place without the Commission's approval. **Blevins** said there are a few ways of tracking that kind of activity, by computer and community involvement. **Leal-Rubio** then asked, once the applicant is notified about not having a permit, if they usually come through the Commission. **Blevins** answered yes.

**Rushin** commented about the importance of the Commission Discussion and Information Items portion of the Agenda which was developed so that the Commissioners were able to identify and report any suspicious activity to the Commission. **Rushin** also spoke about the impact that the Commission has had on the community, and how the Commission improved the quality of life in the Historic districts by maintaining the integrity of certain buildings.

**Bob Blevins, Principal Planner**, gave a “Side Trip” presentation of The Yuma Landing Bar & Grill.

**Rushin** commented about the history of the building and of the historic photos of early Yuma that are in the restaurant.

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## **INFORMATION ITEMS**

### **Staff**

**Blevins** let the Commission know that an upcoming “Side Trip” would be of the Gandolfo Annex Property.

### **National Heritage Area**

None

### **Commission**

None

### **Public**

None

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## **ADJOURNMENT**

The meeting was adjourned at 4:19 p.m.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman

## HISTORIC DISTRICT

### PRELIMINARY REVIEWS

**Lindsay Benacka, Arts and Culture Program Manager**, will present a proposal from the City of Yuma Division of Arts and Culture for a large-scale sculpture to be incorporated in the existing fountain structure located on the sidewalk in front of 224 S. Main Street in Historic Downtown Yuma. This will replace the recently-damaged fountain.

**This is the design and scope of project selected by the Downtown Merchants Association and the Parks, Arts, and Recreation Commission**







224 MAIN



254 S. Main Street, Yuma, AZ 85364 – 928.373.5202 – [Arts@yumaaz.gov](mailto:Arts@yumaaz.gov)

## Call for Art: Main Street Fountain Sculpture

Budget: \$7,500 - \$10,000

**Background:** The City of Yuma Division of Arts and Culture seeks to commission an artist to design, create, and install a large scale sculpture to be incorporated in the existing fountain structure located on the sidewalk in front of 224 S. Main Street in Historic Downtown Yuma.

In September 2020, the previous fountain's structural integrity was compromised and the fountain had to be removed. The water pump and surrounding cement basin/pool remain intact and usable. As a highlight of Main Street and entry way to the 224 Main Street, the fountain has been a great place to take a photo, take a seat and in general enjoy Yuma's beautiful and historic downtown. In seeking a replacement fountain and encouraging the growth of the public art scene, the City of Yuma seeks a sculpture that can incorporate a unique water feature of some sort. The desired sculpture must address or include the following information in the submission:

1. Must include a running water feature (spouting, aerating, cascading, etc).
2. Must be a minimum of ten feet tall and twelve feet wide. Please take into consideration of the dimensions provided and accommodate the base of the sculpture. Refer to dimensions on page three.
3. Must be compatible with a standard low volume fountain pump.
4. Must be of original design and concept. Designs must not breach intellectual property, trademarks, brands, business names, or corporations.
5. Must be viewable in the round or from all angles.
6. Can be of any medium, but artists should consider structural and surface soundness and materials that can withstand outside and uncovered weather conditions as well as inherent resistance to theft, vandalism, and excessive maintenance and repair costs. Artists will be required to outline in their proposal their own experience with the material.
7. If selected, must be able to fabricate and install no later than May 30, 2021.

### Minimum Qualifications

1. Artists must be 18 years of age or older.
2. Artists must have experience creating large scale, multi-dimensional works of public art.
3. Provide proof of general liability insurance or statement of intent to acquire general liability insurance.

**Submission process and requirements:** Submissions due by January 27, 2021 to [Arts@yumaaz.gov](mailto:Arts@yumaaz.gov). When submitting please use "Main Street Fountain" in the subject line.

1. Proposed design rendering (to scale). Please include aerial and side views, indicated relevant viewpoints.
2. Proposal description including relevant information about the design, list of materials and water feature function.



254 S. Main Street, Yuma, AZ 85364 – 928.373.5202 – Arts@yumaaz.gov

3. Proposed budget.
4. Artistic resume including past sculpture commissions and two professional references.
5. Certificate of general liability insurance or statement of intent to acquire general liability insurance.

**Evaluation Criteria:** The design will be selected and approved by the Historic Design and Review Commission, the Parks, Arts and Recreation Commission, and the Downtown Merchants Association.

1. Visual impact.
2. Interpretation and creativity
3. Composition and design
4. Craftsmanship
5. Design criteria and eligibility guidelines met.

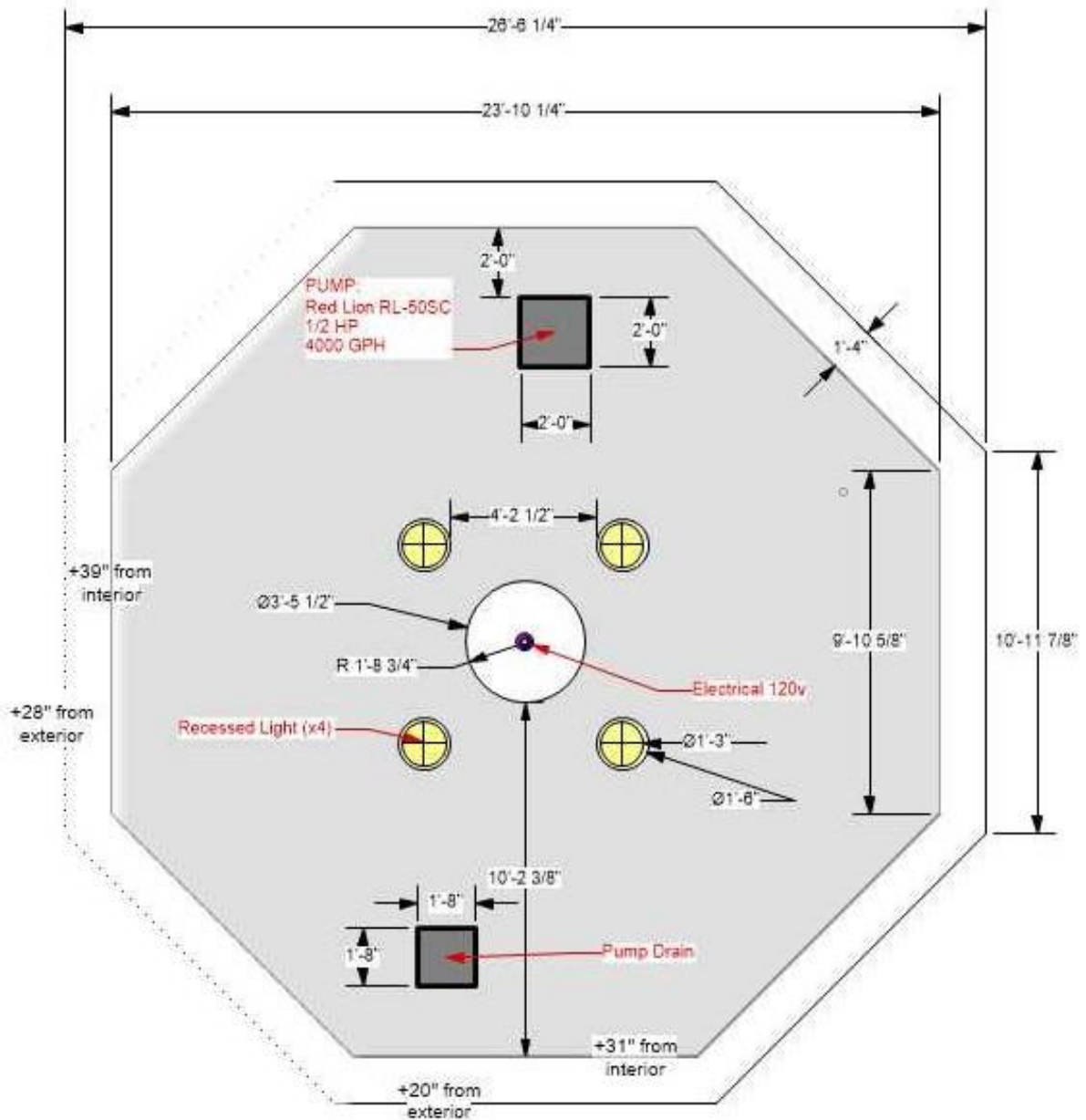
For questions or more information please contact Lindsay Benacka, Arts and Culture Program Manager at [Lindsay.Benacka@yumaaz.gov](mailto:Lindsay.Benacka@yumaaz.gov).

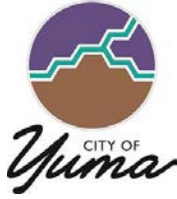


# Yuma Art Center

254 S. Main Street, Yuma, AZ 85364 – 928.373.5202 – Arts@yumaaz.gov

## Fountain basin dimensions:





**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-33871-2021**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:**

March 10, 2021

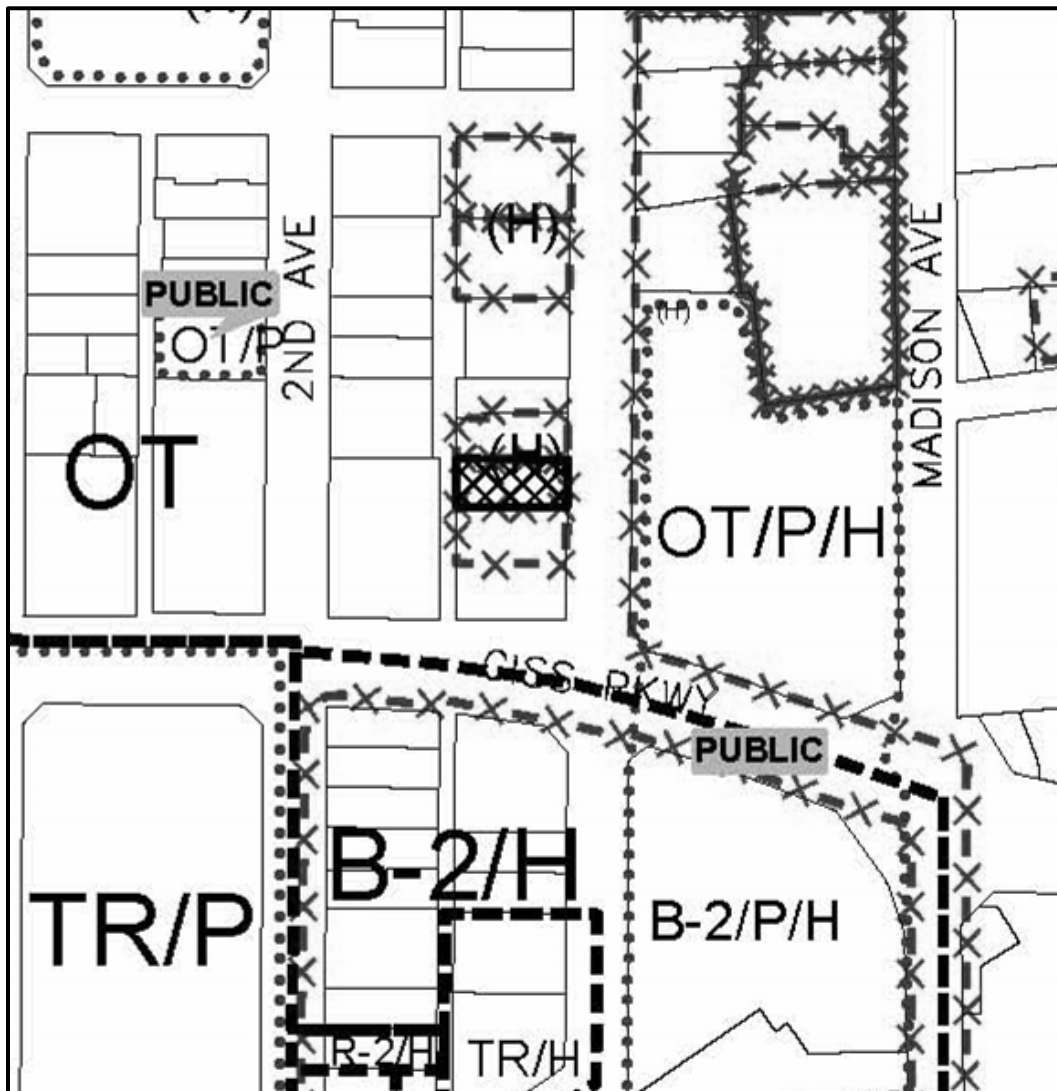
**Case Number:**

DHRC-33871-2021

**Project Description/Location:**

This is a request by Pat Kelly of Westerner Products, on behalf of Gregory Torok, to install one 10' X 24' awning at the individually-listed property located at 268 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	N/A
Historic District:	Old Town Zoning District
Parcel Number:	633-43-006
Historic Listing Status:	Individually listed
Address:	268 S. 1 <sup>st</sup> Ave.
Property Owner:	Gregory Torok
Property Owner's Agent	Westerner Products
Zoning of the Site:	Old Town/Historic/Bed & Breakfast/Infill Overlay (OT/H/BB/IO)
Existing Land Use(s) on the Site:	Offices
Surrounding Zoning and Land Uses:	
○ North:	OT/H/BB/IO; Church
○ South:	OT/H/BB/IO; Office
○ East:	OT/H/BB/IO; Office
○ West	OT/H/BB/IO; Office
Related Actions or Cases:	HR2007-012; HR2007-012R; DH2011-027; DHRC-1103-2012; DHRC-24551-2018.
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

**Description of Proposed Project / Background / Use:**

The structure located at 268 S. 1<sup>st</sup> Ave. is known as the Brown House, and was constructed in 1893. Until 1907 when C.L. Brown acquired the property, it was used as a boarding house for railroad men traveling between Los Angeles and Tucson. Rectangular in plan, the building was at one time divided into three portions; the front residence, a rear kitchen, and a breezeway between. At some point in the past the breezeway was enclosed, making it all one structure. Dominant visual elements on the property are its cream-colored bricks, steep, gabled roof, and the high elevation of the site from the street.

The applicant is proposing to install a 10' X 24' attached patio cover at the northwest side of the law office. All materials are of the same manufacturer and color as the previously-installed window coverings on the south side of the building. The new awning will have three support columns at 6' from the north property line with a one-foot overhang. All materials are cedar embossed aluminum.

**Staff Analysis:**

The Brown House is an individually-listed structure on a block that has several other individually-listed structures. Any addition or modification to a site or structure on this block not only impacts that specific site, but also the integrity of this group of noteworthy structures. The Secretary of the Interior's Standards and Guidelines for the Rehabilitation of Historic Buildings were used when reviewing the applicant's proposals.

Two of the Standards apply to the proposal. A summary of the first applicable Standard recommends new work being compatible with the historic materials, proportions, and massing to protect the integrity of the property and its environment. The second applicable Standard recommends against the alteration of features, spaces, and spatial relationships that characterize a property.

The applicant's proposal to use of the chosen color and texture is an appropriate material for this site. Being that the property is at a much higher elevation than the street, it will not create a noticeable distraction when viewing the front elevation.

The applicable Guidelines for new additions include having the ability to be differentiated from the old and be compatible with historic materials, features, and size to protect the integrity of the property. They also recommend preserving the historic character of a property by avoiding removal of distinctive features. The proposed awning is in keeping with the Guidelines and will not cause permanent damage to the integrity of the north wall of the law office.

Staff believes the applicant has made a good effort to achieve further usefulness of the site. Staff's opinion is that the addition does meet the Secretary of the Interior's Standards and that it will not have a negative impact on this site or the surrounding properties.

**Staff  
Recommendation:**

Staff recommends **APPROVAL** of the request to install one 10' X 24' awning at the individually-listed property located at 268 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District, subject to the conditions outlined in Attachment A.

**Suggested Motion:**

Move to **APPROVE** DHRC-33871-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:**

By approving the request, the Design and Historic Review Commission is authorizing the request by Pat Kelly of Westerner Products, on behalf of Gregory Torok, to install one 10' X 24' awning at the individually-listed property located at 268 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

**Proposed conditions delivered to applicant on:** 03/01/21

**Final staff report delivered to applicant on:** 03/01/21

- ☒ Applicant agreed with all of the conditions of approval on: 03/01/21  
☐ Applicant did not agree with the following conditions of approval: (list #'s)

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Existing Awnings & Site Photo
- D. Proposed Awning Color/Texture
- E. Aerial Photo

**Prepared By:**

Robert M. Blevins, Robert.Blevins@yumaaz.gov  
Principal Planner

**Date:**

03/01/21  
928-373-5189

**Approved By:**

Alyssa Linville,   
Assistant Director Community Development

**Date:**

03/02/2021



**ATTACHMENT A**  
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

**Department of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:**

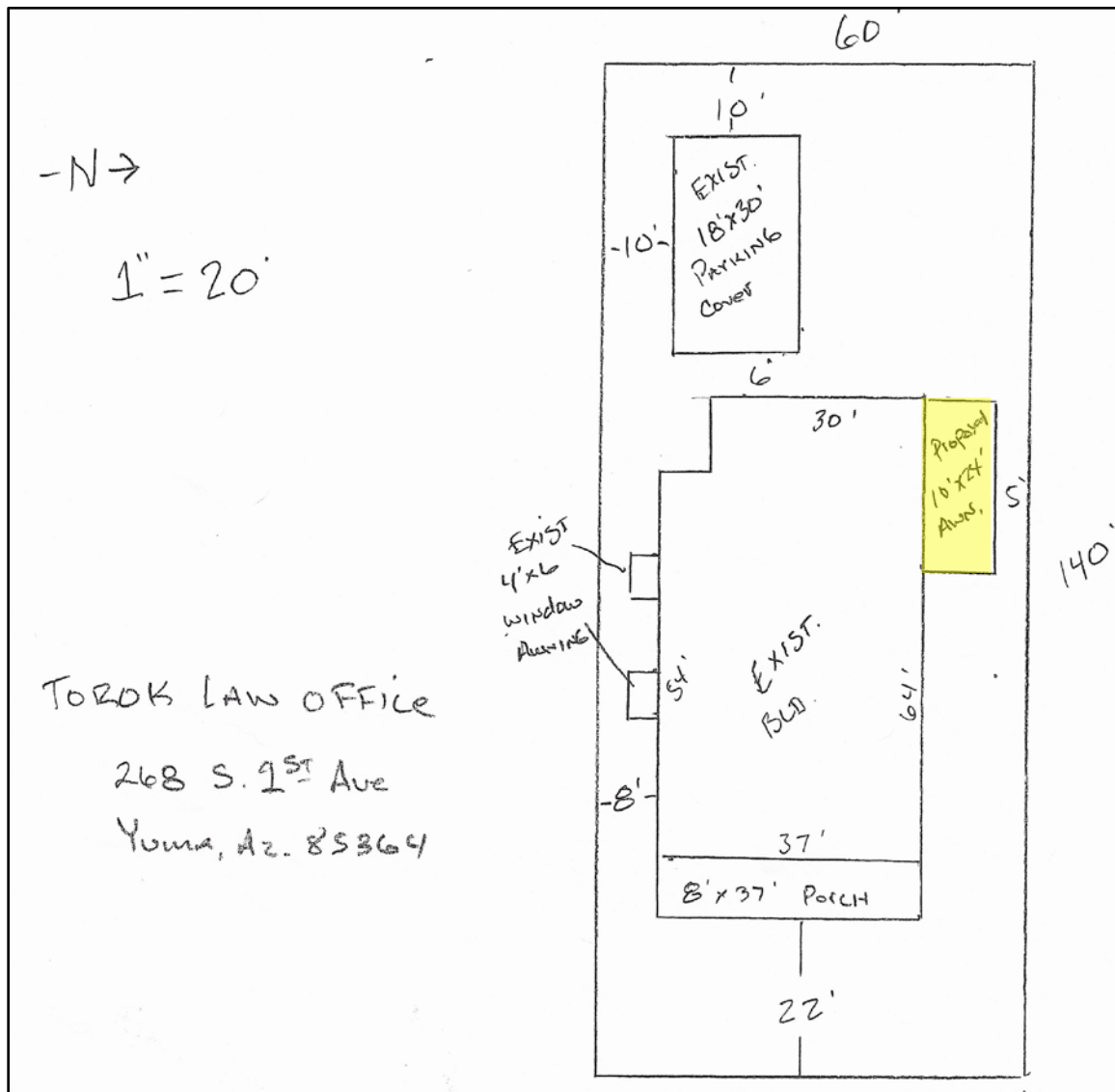
1. The conditions listed below are in addition to City codes, rules, fees, and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

**Community Planning, Robert M. Blevins, Principal Planner (928) 373-5189**

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

ATTACHMENT B  
Site Plan



**ATTACHMENT C**  
Existing Awnings & Site Photo



Existing on south side



Area of proposed (in yellow) on north side

**ATTACHMENT D**  
Proposed Awning Color/Texture





ATTACHMENT E  
Aerial Photo

